



City of Madison

Proposed Preliminary Plat, Demolition and Rezoning

Project Name
First Addition to 1,000 Oaks

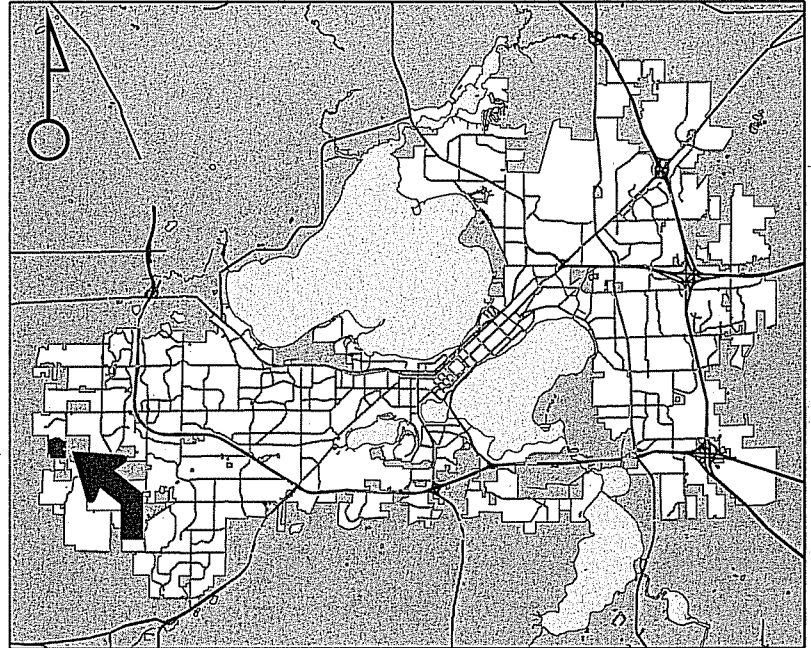
Location
702 South Point Road

Applicant
Jeff Rosenberg – VH South Pointe Land, LLC/
Brian Munson – Vandewalle & Associates

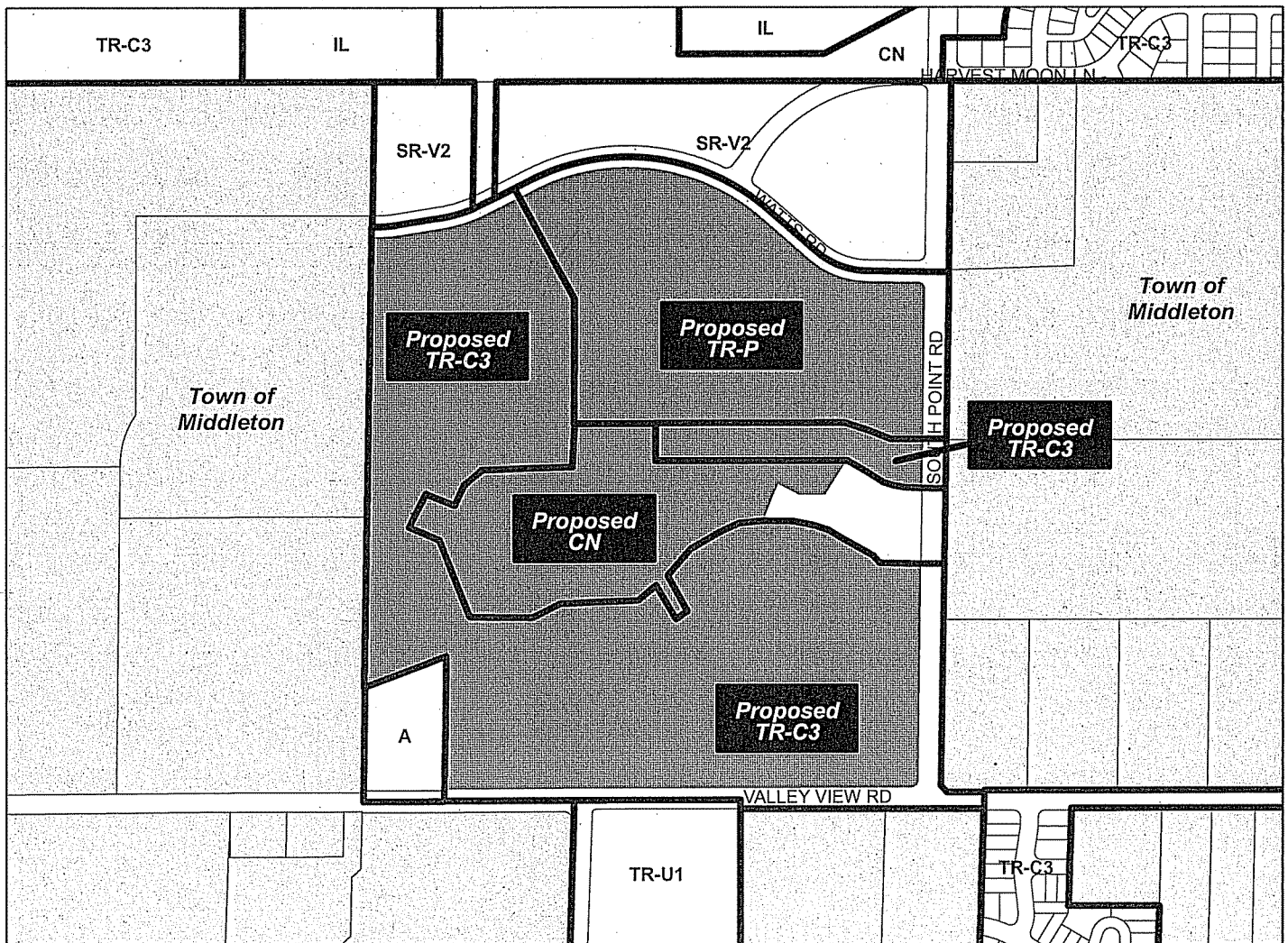
From: A, TR-C3, CN & PD To: TR-C3, TR-P & CN

Proposed Use
Demolish single-family residence and create
259 single-family lots, 11 lots for two-family-
twin residences and 9 outlots for public park
and stormwater management and private
open space

Public Hearing Date
Plan Commission
10 March 2014
Common Council
18 March 2014



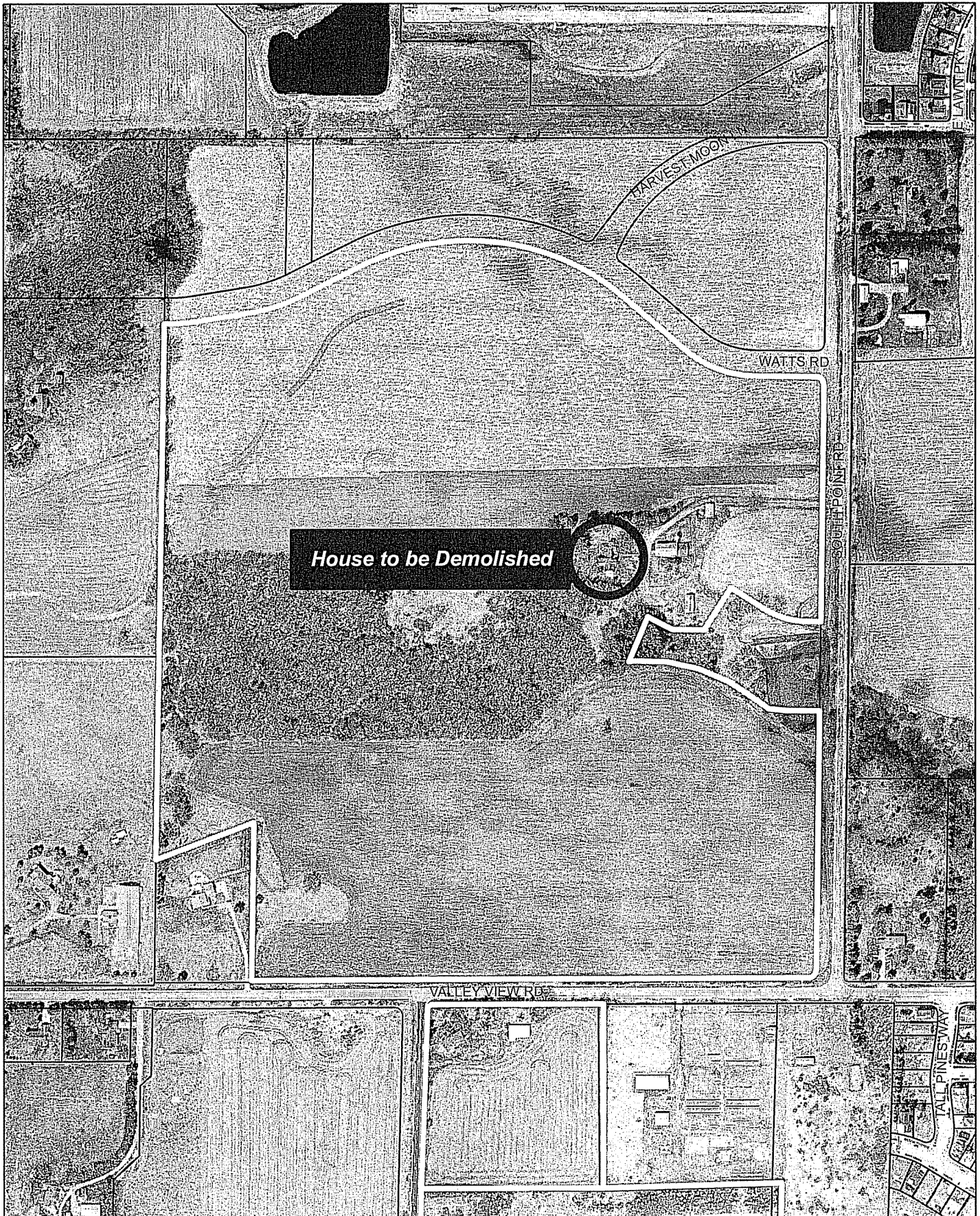
For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 600'

City of Madison, Planning Division : RPJ : Date : 26 February 2014

22-24





LAND USE APPLICATION

CITY OF MADISON

215 Martin Luther King Jr. Blvd; Room LL-100
PO Box 2985; Madison, Wisconsin 53701-2985
Phone: 608.266.4635 | Facsimile: 608.267.8739

- x All Land Use Applications should be filed with the Zoning Administrator at the above address.
- x The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application.
- x This form may also be completed online at:
www.cityofmadison.com/developmentcenter/landdevelopment

FOR OFFICE USE ONLY:

Amt. Paid 2,850- Receipt No. 150477
Date Received 1/8/14
Received By Paul Anderson
Parcel No. 6708-283-0101-3
Aldermanic District 9
Zoning District TR-C3 PD
Special Requirements none
Review Required By:
☐ Urban Design Commission ☐ Plan Commission
☐ Common Council ☐ Other: _____

Form Effective: February 21, 2013

1. Project Address: 702 South Point Road

Project Title (if any): 1000 Oaks

2. This is an application for (Check all that apply to your Land Use Application):

- ☒ Zoning Map Amendment from A / TR-C3 PD to TR-P
- ☐ Major Amendment to Approved PD-GDP Zoning ☐ Major Amendment to Approved PD-SIP Zoning
- ☐ Review of Alteration to Planned Development (By Plan Commission)
- ☐ Conditional Use, or Major Alteration to an Approved Conditional Use
- ☐ Demolition Permit
- ☐ Other Requests: _____

3. Applicant, Agent & Property Owner Information:

Applicant Name: Jeff Rosenberg Company: VH South Pointe Land, LLC

Street Address: 6801 South Town Drive City/State: Madison, WI Zip: 53713

Telephone: (608) 226.3100 Fax: (608) 226.0600 Email: jrosenberg@veridianhomes.com

Project Contact Person: Brian Munson Company: Vandewalle & Associates

Street Address: 120 East Lakeside Street City/State: Madison, WI Zip: 53715

Telephone: (608) 255.3988 Fax: (608) 255.0814 Email: bmunson@vandewalle.com

Property Owner (if not applicant): Jim & Sue Investment, LLC.

Street Address: 1276 South Fish Hatchery Road City/State: Oregon, Wisconsin Zip: 53575

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: Mixed residential neighborhood

Development Schedule: Commencement 2014

Completion 2022

22-24

5. Required Submittal Information

All Land Use applications are required to include the following:

Project Plans including:*

- Site Plans (fully dimensioned plans depicting project details including all lot lines and property setbacks to buildings; demolished/proposed/altered buildings; parking stalls, driveways, sidewalks, location of existing/proposed signage; HVAC/Utility location and screening details; useable open space; and other physical improvements on a property)
- Grading and Utility Plans (existing and proposed)
- Landscape Plan (including planting schedule depicting species name and planting size)
- Building Elevation Drawings (fully dimensioned drawings for all building sides, labeling primary exterior materials)
- Floor Plans (fully dimensioned plans including interior wall and room location)

Provide collated project plan sets as follows:

- **Seven (7) copies** of a full-sized plan set drawn to a scale of 1 inch = 20 feet (folded or rolled and stapled)
- **Twenty Five (25) copies** of the plan set reduced to fit onto 11 X 17-inch paper (folded and stapled)
- **One (1) copy** of the plan set reduced to fit onto 8 ½ X 11-inch paper

* For projects requiring review by the **Urban Design Commission**, provide **Fourteen (14) additional 11x17 copies** of the plan set. In addition to the above information, all plan sets should also include: 1) Colored elevation drawings with shadow lines and a list of exterior building materials/colors; 2) Existing/proposed lighting with photometric plan & fixture cutsheet; and 3) Contextual site plan information including photographs and layout of adjacent buildings and structures. The applicant shall bring samples of exterior building materials and color scheme to the Urban Design Commission meeting.

Letter of Intent: Provide one (1) Copy per Plan Set describing this application in detail including, but not limited to:

- | | | |
|---|---|--|
| • Project Team | • Building Square Footage | • Value of Land |
| • Existing Conditions | • Number of Dwelling Units | • Estimated Project Cost |
| • Project Schedule | • Auto and Bike Parking Stalls | • Number of Construction & Full-Time Equivalent Jobs Created |
| • Proposed Uses (and ft ² of each) | • Coverage & Usable Open Space Calculations | • Public Subsidy Requested |
| • Hours of Operation | | |

Filing Fee: Refer to the Land Use Application Information & Fee Schedule. Make checks payable to: *City Treasurer*.

Electronic Submittal: All applicants are required to submit copies of all items submitted in hard copy with their application as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or by e-mail to pcapplications@cityofmadison.com.

☐ **Additional Information** may be required, depending on application. Refer to the Supplemental Submittal Requirements.

6. Applicant Declarations

Pre-application Notification: The Zoning Code requires that the applicant notify the district alder and any nearby neighborhood and business associations in writing no later than **30 days prior to FILING this request**. List the alderperson, neighborhood association(s), and business association(s) AND the dates you sent the notices: Alder Skidmore (December 9, 2013)

Æ If a waiver has been granted to this requirement, please attach any correspondence to this effect to this form.

Pre-application Meeting with Staff: Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning and Planning Division staff; note staff persons and date.

Planning Staff: DAT Date: 12.19.13 Zoning Staff: DAT Date: 12.19.13

The applicant attests that this form is accurately completed and all required materials are submitted:

Name of Applicant Brian Munson Relationship to Property: Agent

Authorizing Signature of Property Owner  Date 1-6-14

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VANDEWALLE & ASSOCIATES INC.

February 26, 2014

Katherine Cornwell
Department of Planning & Development
City of Madison
215 Martin Luther King, Jr. Blvd.
Madison, WI 53710-2985

RE: 1000 Oaks Neighborhood
Revised Rezoning Application

Dear Katherine,

The following document and illustrative graphics outlines the proposed 1000 Oaks Neighborhood. This revised document, submitted on behalf of VH South Pointe Land, LLC, formally requests to rezone the property to TR-P, TR-C3, and Conservancy along with a separate preliminary/final plat submittal, per our conversations with City Staff. The 1000 Oaks Neighborhood will create a new vibrant addition to the west side of the City of Madison featuring 259 single family homes, 22 twin homes, and 11.96 acres of new public park space.

TR-P Requirements:

- Three residential housing types (Single Family Street Accessed, Single Family Alley Accessed, Twin Home)
- All units within 1/4 acre of parks & open spaces
- Twin Homes comprise 22% of the units within the TR-P area
- Project will consist of multiple phases beginning from the South Point Road frontage expanding west and south based upon market demand (see attached phasing plan)

APPLICANT:

VH South Pointe Land, LLC
6801 South Town drive
Madison, WI 53713
Phone: 608.226.3100
Fax: 608.226.0600
Jeff Rosenberg
jrosenberg@veridianhomes.com

120 East Lakeside Street • Madison, Wisconsin 53715 • 608.255.3988 • 608.255.0814 Fax
342 North Water Street • Milwaukee, Wisconsin 53202 • 414.421.2001 • 414.732.2035 Fax
www.vandewalle.com

Shaping places, shaping change

22-24

DESIGN TEAM:

Engineering:

D'Onofrio Kottke

7530 Westward Way

Madison, WI 53717

Phone: 608.833.7530

Fax: 608.833.1089

Dan Day

dday@donofrio.cc

Planning:

Vandewalle & Associates

120 East Lakeside Street

Madison, Wisconsin 53715

Phone: 608.255.3988

Fax: 608.255.0814

Brian Munson

bmunson@vandewalle.com

Existing Conditions:

Existing Zoning:	TR-C3, PD (expired), Conservancy
Proposed Zoning:	TR-P, TR-C3 Conservancy
Addresses/PIN:	702 South Point Road 0708-283-0101-3
Aldermanic District:	District 9 Alder Skidmore
Neighborhood Association:	Not Applicable
Neighborhood Plan:	Pioneer Neighborhood Low Density Residential Low-Medium Density Residential
Notifications:	Alder Skidmore December 9, 2013 DAT Presentation December 19, 2013
Legal Description:	See Attached
Lot Area:	92.41 acres
Filing Fee:	A check in the amount of \$2,850 made out to City of Madison Treasurer is enclosed for the Filing and Notification Fees. Maximum fee for standard Zoning \$2,850
Proposed Use:	259 Single Family Homes 22 Twin Homes (11 lots)
Park Dedication	
Required:	7.10 acres required (281 units @1,100 sq.ft./unit)
Dedicated:	11.96 acres
Master Plan:	See Attached
CCRs:	See Attached

TR-P Site Design Standards

Open Space

The neighborhood is served by a central park and open space corridor. This corridor offers opportunities for neighborhood play areas, preserves existing mature woods, and a regional east/west off road bike path connection.

Street Layout

The neighborhood is served by a strong grid of neighborhood scaled streets, sidewalks, and off street connections, including the extension of all adjoining street connections.

Building Design

Building design within the neighborhood will go through a neighborhood architectural control committee with the goal of creating diversity of architectural approaches while maintaining a cohesive massing and composition, building orientation onto the adjoining streets, and appropriate durable materials.

DIMENSIONAL STANDARDS

Building placement will meet the dimensional standards as described in the TR-P Zoning District for the Single-family detached, and Two-family-Twin standards.

ARCHITECTURAL STYLE

Architecture within the neighborhood will be developed with a variety of American vernacular architectural styles.

MASSING

Rhythms

In architectural composition, rhythm refers to the regular use of recurrence of building elements. These elements consist of features such as, but not limited to, window locations, columns and piers. Rhythm solidifies the building design and ensures that the overall composition of building elements is balanced.

- Bays, porches and stoops are encouraged to enhance the human scale of the streetscape.

Roofline Articulation

The roof form establishes the character of a home and terminates the building. Bays and gables are encouraged to break-up the massing of the home into smaller or intimate components. Selection of an appropriate roof form will vary depending on the architectural style.

- Hipped and gabled roofs with a symmetrical pitch shall run between 5:12 and 12:12, as appropriate to architectural style.
- Shed roofs pitched between 5:12 and 7:12 shall be attached to an adjacent building wall and shall not be utilized freestanding buildings. Shed dormers shall have a 3:12 pitch and be utilized only on appropriate styles.
- Hipped and shed porch roofs shall have a pitch between 3:12 and 6:12.
- Roof overhangs may vary from a minimum of 6" to a maximum of 30".

HEIGHT

- No residence shall exceed three-stories in height or 35'.
- Exposed basements shall not constitute a story.

APPROPRIATE WALL MATERIALS

All materials shall be properly utilized based on the precedents of the architectural style of the building.

WALL SIDING/SURFACING

- *Brick*
- *Clapboard Siding*
- *Cement Board Siding / Composition Siding / Vinyl Siding*
- *Half-Timbering*
- *Cast Stone*
- *Stone*
- *Stucco and Exterior Insulated Finish System (EIFS)*
- *Wood, Composition, vinyl or Cement Shingle Siding*

DECKS

Decks shall be located only in rear or side yards. Portions of decks visible from the street or projecting in such a manner that it is visible from the front yard, shall be screened with appropriate fencing or landscaping.

PORCHES AND STOOPS

- Usable front porches are encouraged as both visual and functional design elements. Minimum dimensions for a usable porch are 6'0" deep and 6'0" wide exclusive of access to front entry.

Neighborhood Objectives

The goal of the neighborhood is to create a diverse range of housing options, configurations, and price points set within a framework of walkable streets and neighborhood scaled open spaces.

We look forward to working with the City on the review and implementation of this neighborhood.

Sincerely,



Brian Munson
Principal



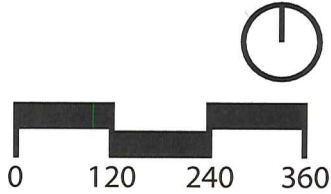
22-24



1000 Oaks Illustrative Plan

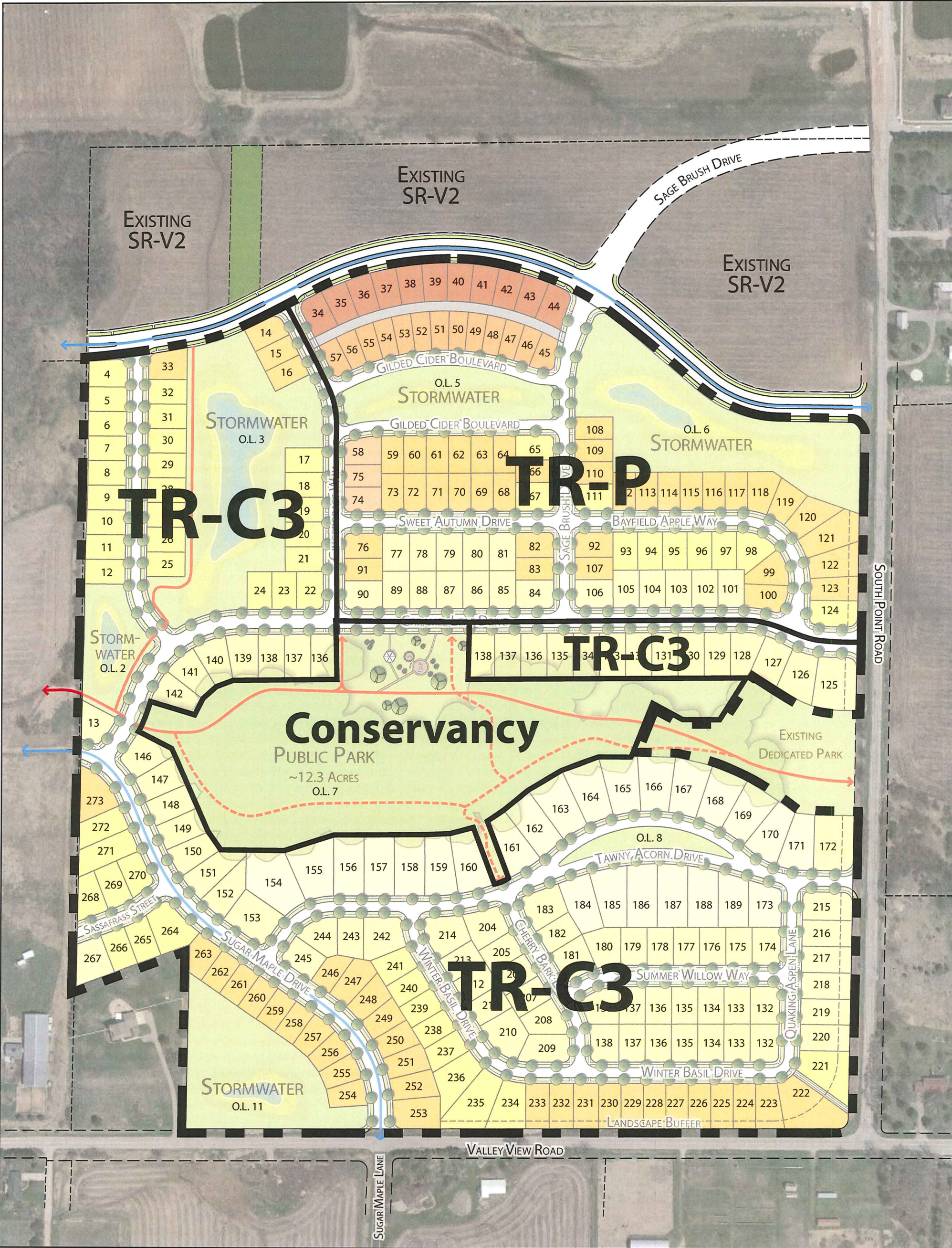
Single Family		
	45' x 95'	13
	51' x 100'	3
	59' x 100'	71
	65' x 100'	52
	69' x 100'	95
	80' x 100'	25
		259 Total

Twin Homes Units		
	Twin Homes	22
	10' Asphalt Regional Bike Path	
	Walking Path	
	On-Street Routes	



Vandewalle & Associates, Inc.
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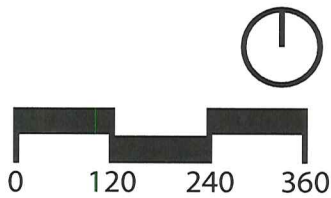
Created: January 2, 2014



1000 Oaks Phasing Plan

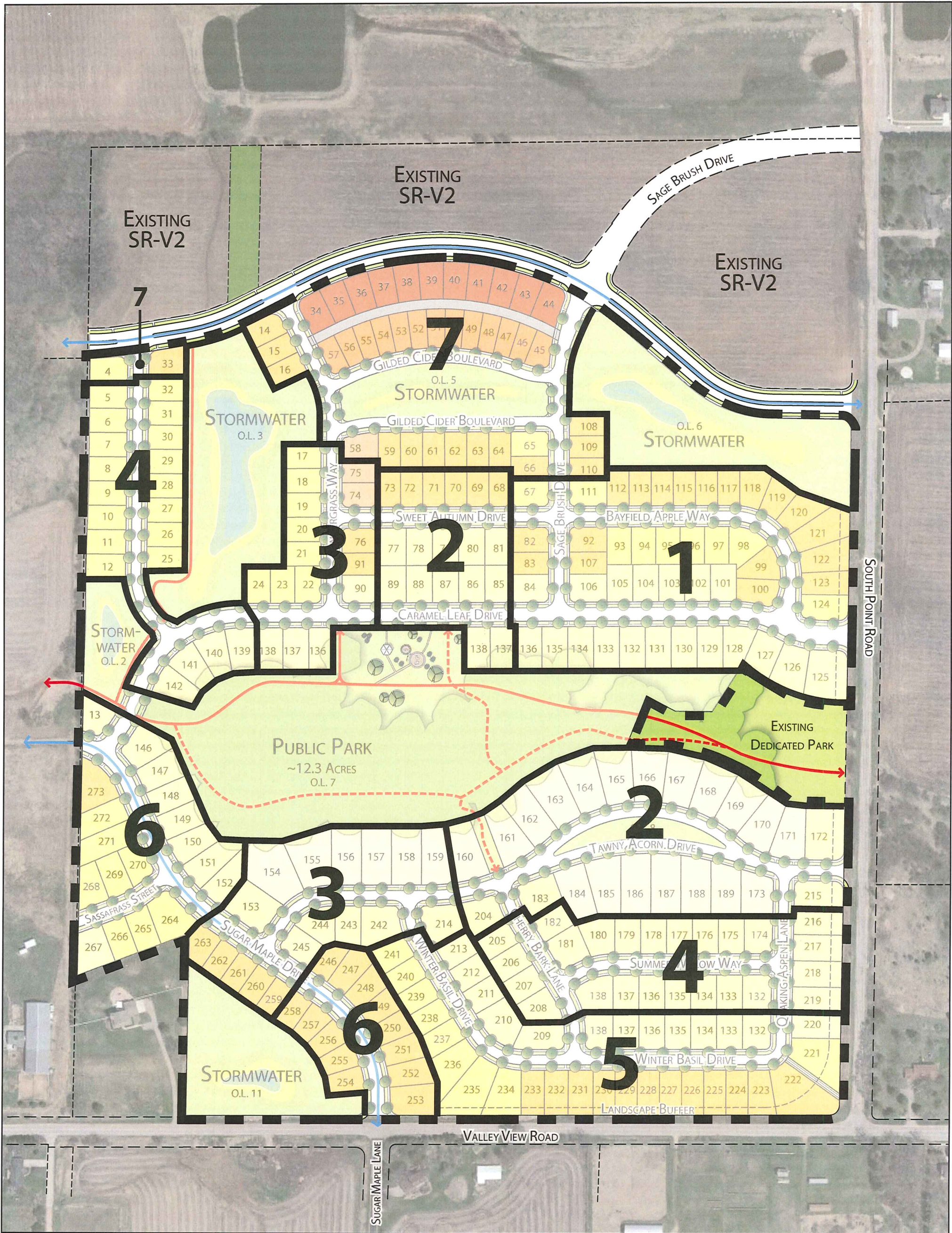
Single Family		
45' x 95'	13	
51' x 100'	3	
59' x 100'	71	
65' x 100'	52	
69' x 100'	95	
80' x 100'	25	
259 Total		

Twin Homes Units		
Twin Homes	11	
10' Asphalt Regional Bike Path		
Walking Path		
On-Street Routes		



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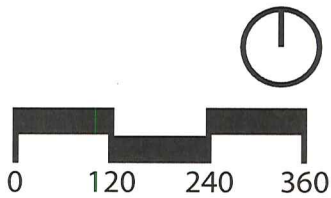
Created: February 14, 2014



1000 Oaks Phasing Plan

Single Family		
45' x 95'	13	
51' x 100'	3	
59' x 100'	71	
65' x 100'	52	
69' x 100'	95	
80' x 100'	25	
259 Total		

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Created: February 14, 2014